



Metro Codes

E—News For Neighborhoods

Metropolitan Government of Nashville and Davidson County

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Vehicle Violations

Parking on the grass is prohibited

Probably one of the most often cited violations of the Metro Property Standards code are violations of 16.24.330 (K). This is the section of the code that deals with motor vehicle violations.

Under the law, no motor vehicle that is either inoperable or unlicensed can be openly parked or stored on any premises within the area of the Metropolitan government. If the vehicle is not operational, that vehicle must be stored in a fully enclosed structure or similarly enclosed area designated and approved for such purposes. Otherwise, the vehicle must be parked on a paved or graveled area.

This particular part of the regulation (section 16.24.33 (K) 3.) has received a lot of attention lately in the press. The law that requires that all motor vehicles be properly stored or parked was passed into law in 2002. The purpose of the law is to prevent yard areas from becoming damaged from repeated parking of motor vehicles on grassy areas. Vehicles can severely damage yard areas and cause the surface to be marred by deep ruts. It can also lead to surface erosion once the grass has been worn away. Both of these consequences erode property values of neighboring properties and it can pose a safety hazard when dirt and debris begins to wash out onto the roadway.

Many people are surprised by the law, telling us that they had no idea that it was illegal to park in their own yard. After all, they pay taxes and should be able to use their property in any manner they like.



Unfortunately, when it comes to parking on the grass, vehicles must be parked on a hard surface. The only exception to this rule is vehicles that have a valid handicapped license plate or handicapped placard displayed on the vehicle. Unless

the vehicle has a valid, permanent metal handicapped tag or placard displayed on the vehicle, our inspector has no way of knowing that the vehicle is exempt. There have been cases where the property owner had a valid handicapped placard, but the placard was not displayed in a manner visible to the inspector. This resulted in the owner receiving a warning notice.

If you receive a notice and you do have a placard, a call to our office can resolve the violation quickly. Failing to contact our office could result in a summons to environmental court. Our inspector has to be able to validate the exemption and that can only be done by seeing the metal tag or the placard on the vehicle.

DID YOU KNOW?

According to the Metro Code of Laws, 16.24.330, section K, subsection (3) - No more than 25% of the lot area can be paved and used for parking.

Landlord Registration Renewal Notices To Go Out With Tax Bills in October

The Tennessee State legislature passed a bill requiring all owners of residential rental property to register their property. The Department of Codes & Building Safety's Property Standards division will manage the program. The bill went into effect July 1, 2007.

A notice to register is being sent to all registered owners of property in Davidson County. The program requires the owners to submit information about their rental units. The bill requires owners to provide:

- Their full contact information – Name, physical address with contact telephone number (No PO Box)
- The number of units per property (duplex/triplex, etc.)
- Name and contact information for their manager or registered agent who can act on their behalf

This information will be maintained in a database and will only be used in the event there is a codes violation at the property which requires correction. Often times the contact information on file with the tax assessors office lists the property owner's address as that of the rental unit. That means any notices we send out may not reach the owner in a timely manner and

could result in the owner being summoned to environmental court.

The state mandated a registration fee of \$10.00. This fee is to be paid by each landlord/residential property owner.



Residential Landlord Registration

Effective July 1, 2007, Tennessee Code Annotated Title 66, Chapter 28-101 requires each landlord of one (1) or more dwelling units is to furnish contact information with the agency or department of local government that is responsible for enforcing building codes in the jurisdiction where the dwelling units are located.

The Department of Codes & Building Safety is the agency responsible for collecting all registration information. This contact information is only used in the event the Codes Department has to contact the owner to correct any Codes violation at their rental property. All landlords should contact the Codes Department as soon as possible to register. Owners can register using this form, or you may use the expanded form that can be found on our web sight at www.nashville.gov/codes. There is a \$10.00 fee required with each registration. Only one fee is required to register all of your residential rental properties.

The Codes Department has set up a web page that gives complete details about this new requirement as well as a link to the registration form. Owners of rental property or their agents should complete the form and mail it with the required \$10.00 registration fee to: Department of Codes & Building Safety For more information you may also call our office at
ATTN: Landlord Registration Program (615) 862-6590.
800 2nd Avenue, South
Nashville, TN 37210

Each landlord or property owner is required to pay a single fee for all rental property owned in the County. An owner who owns a single duplex or triplex would only have to pay \$10.00 for that property. If more than one property is owned, the fee is still only \$10.00 for that landlord/owner. The fee is paid annually. The registration fee is due by December 1st.

Owners of residential rental property should contact the Property Standards Office to register at 862-6590. The registration fee should be made out to "The Department of Codes and Building Safety".

Codes & Building Safety Community Support Program Highlight *Neighborhoods Organized To Initiate Code Enforcement (NOTICE) Program*

The Property Standards Division operates a number of community support programs. These programs are designed to provide our customers with the opportunity to become a proactive partner with us in enforcing the Property Standards Code.

The Neighborhoods Organized To Initiate Code Enforcement is a support program was created to help citizens identify and report codes violations in their neighborhood. This program is a cooperative effort between Codes Administration and the Metro Health Department. The NOTICE program allows citizens to assist in the identification of basic Property Standards and Health code violations. Neighbors can become a direct participant in the process that helps improve and maintain their own neighborhoods.

The program is available to neighborhood groups only. Interested groups should first identify at least four persons who

will form their volunteer inspection team. Then a short application is filed with Codes. Once your group has been selected, they will receive training to help them to identify potential codes violations.

A special reporting procedure has been established and the program provides for anonymous notification of property owners of codes violations.

To obtain additional information or to request an application, call the Metro Codes office at 862-6590, or on the web at: <http://www.nashville.gov/codes>.



Metro Public Health Department To Open Community Flu Shot Clinics First Time to Offer Shots at Five Locations *Annual Fast Track Flu Shot Clinic Opens at Lentz Health Center October 20*

Metro Public Health Department officials announced today plans to offer one-day flu shot clinics at five community locations in addition to the clinic at the Lentz Health Center. The community flu shot clinics will be located at churches, a Metro Police precinct, and a community center in North Nashville, East Nashville, Antioch, Madison, and South Nashville. The Health Department is partnering with Metro Council members and other community leaders to organize the new community clinics.

"We want to make it easier for people who usually don't get a flu shot to receive it," said Bill Paul MD, Director of Health of Nashville/Davidson County, "so we are aiming to bring it closer to home. We know many people appreciate our Fast Track flu shot clinic at the Lentz Health Center and we will continue to offer that service," Paul added.

The best available protection against influenza during the flu season is to get a flu shot.

The one-day community clinics will offer flu shots from 8 a.m. -- 3 p.m. The cost of the flu shot is \$20, but as in year's past this fee will be adjusted for those who cannot pay the full amount. Medicare Part B and TennCare insurance are accepted.

The Health Department will also offer flu shots at its annual Fast Track Flu Shot Clinic at the Lentz Public Health Center, 311 23rd Ave. North. The Fast Track clinic will offer flu shots October 20th through October 24th from 8 a.m. until 3 p.m., the Fast Track clinic will be open until 7 p.m. on Tuesday, October 21st.

Each year about two of every 10 Americans get the flu and most of these cases could be prevented with the flu vaccine.

The Health Department seeks to reach especially those over age 50 who do not normally receive the flu vaccine, but everyone will be served, up to 500 per site.

In general, anyone who wants to reduce their chances of getting the flu can get vaccinated. However, it is recommended that certain people should get vaccinated each year. They are either people who are at high risk of having serious flu complications or people who live with or care for those at high risk for serious complications.

According to the CDC, people who should get vaccinated each year are:

Children aged 6 months up to their 19th birthday, Pregnant women, People 50 years of age and older, People of any age with certain chronic medical conditions, People who live in nursing homes and other long-term care facilities, and People who live with or care for those at high risk for complications from flu, including: Health care workers, household contacts of persons at high risk for complications from the flu, and household contacts and out-of-home caregivers of children less than 6 months of age (these children are too young to be vaccinated)

For more information call the Health Department's flu shot hotline at 340-2100 for a recorded message.

Metro Public Health Department Community Flu Shot Clinics 2008

October 20th – 24th
Lentz Health Center
311 23rd Ave. North
8 a.m. – 3 p.m.
Tues, Oct 21st, 8 a.m. – 7 p.m.

October 27th
South Inglewood
Community Center
1625 Rebecca Ave.
Nashville, TN, 37216
Clinic Hours: 8 a.m.-3 p.m.

October 28th
Wingate Church of Christ
99 Thompson Lane
Nashville, TN 37211
Clinic Hours: 8 a.m.-3 p.m.

October 30th
Antioch United Methodist
Church
41 Tusculum Road
Nashville, TN 37211
Clinic Hours: 8 a.m.- 3 p.m.

November 3rd
Madison Church of Christ
106 N. Gallatin Pike
Madison, TN 37115
Clinic Hours 8 a.m.- 3 p.m.

November 10th
Metro Police Department's
North Precinct
2231 26th Ave. N.
Nashville, TN 37216
Clinic Hours 8 a.m.- 3 p.m.

JOANN NORTH RECEIVES FIRST 'ANN CHAPMAN LEGACY AWARD'

Metro Beautification creates award to honor former director

Citing her many years of dedication and service in keeping Nashville clean and beautiful, the Metro Beautification and Environment Commission (MBEC) has named former Davidson County Property Assessor JoAnn North the inaugural winner of the Ann Chapman Legacy Award.

The award was presented Tuesday, September 23, at a reception held to thank Ms. North for thirty-two years of public service. The Commission recently established the Ann Chapman Legacy Award in honor of Ms. Chapman, who was the Commission's first director, and who passed away in 2004.

"Ann was a tremendous advocate and worked diligently to increase community awareness of the damaging impact that litter, graffiti, and illegal dumping can have on a community as well as promoting numerous beautification projects throughout our city," said the MBEC's Veronica Frazier. "The Commission was unanimous in both the desire that this award be established and that JoAnn North be the first recipient."

Ms. North retired earlier this month after serving 16 years as Metro Nashville's Assessor of Property. She earlier served as a delegate to a Tennessee Constitutional Convention and three successive terms as a Metro Councilmember at Large. In addition to her many political and civic achievements, Ms. North has given countless volunteer hours to litter prevention and community clean-up efforts.

For over twenty years, she participated in Metro Beautification's Adopt-a-Street program and numerous neighborhood clean-ups. Since MBEC began collecting data in 1997, Ms. North and more than 2500 volunteers that she

personally recruited collected 49.99 tons of trash and debris during their roadside clean-ups.

"Ann Chapman and I were in college together at David Lipscomb," Ms. North said. "She was a good friend and a wonderful public servant admired by all who knew her. Her tireless energy, commitment and leadership were responsible for making our city a much cleaner, more beautiful home. I am truly honored to receive an award named in her honor."

Added MBEC Chair Russell Brecheen Jr., "It is her leadership by example – not just the incredible numbers generated -- that made JoAnn the perfect choice for this award. She is a true Nashville treasure and the Beautification Commission remains grateful for her years of support and enduring commitment to our mission to improve the quality of life for us all."



Ms. North receives the first Ann Chapman Legacy award. From left to right: Veronica Frazier, Executive Director, Metro Beautification & Environment Commission, Ms JoAnn North, and Russell Brecheen, Chairman, Metro Beautification.

Neighborhood Profiles—Cleveland Park Neighborhood Association

The Cleveland Park Neighborhood Association (CPNA) formed in January 2003 to address issues such as crime, neighborhood condition, and the quality of city services.

The mission of CPNA is to build and maintain a democratic organization of residents committed to improving their community. The group works to achieve this goal through neighborhood leadership development, public meetings, smaller negotiation sessions, and direct action.

Leadership consists of elected officers and a volunteer steering committee that meets at least once monthly outside of the regular meetings to discuss the direction of the group, delegate responsibilities, and to develop strategy. CPNA is an all-volunteer organization that receives organizing assistance from the Neighborhoods Resource Center (NRC) in Nashville.

The Cleveland Park Neighborhood is an urban residential neighborhood located in East Nashville. Cleveland Park is home to nearly 3000 residents. According to 2000 census data, the neighborhood is over 80% African American and low to moderate income.

Among its assets, the neighborhood boasts many long-time residents, a close proximity to the downtown area and attractive historic homes—many of which have been renovated in the past three years. In addition, the presence of a strong neighborhood group working in partnership with the police and other Metro agencies and officials has led to reductions in the crime rate and improved neighborhood appearance and infrastructure.

Information from the CPNA Website

Safety Corner—Electric Space Heaters

Small space heaters are typically used when the main heating system is inadequate or when central heating is too costly to install or operate. In some cases, small space heaters can be less expensive to use if you only want to heat one room or supplement inadequate heating in one room. They can also boost the temperature of rooms used by individuals who are sensitive to cold, especially elderly persons, without overheating your entire home.

Electric space heaters are generally more expensive to operate than combustion space heaters, but they are the only unvented space heaters that are safe to operate inside your home. Although electric space heaters avoid indoor air quality concerns, they still carry hazards of potential burns and fires, and should be used with caution.

For convection (non-radiant) space heaters, the best types incorporate a heat transfer liquid, such as oil, that is heated by the electric element. The heat transfer fluid provides some heat storage, allowing the heater to cycle less and to provide a more constant heat source.

When buying and installing an electric space heater, you should follow these general safety guidelines:

- Electric heaters should be plugged directly into the wall outlet. If an extension cord is necessary, use a heavy-duty cord of 14-gauge wire or larger.
- For portable electric heaters, buy a unit with a tip-over safety switch, which automatically shuts off the heater if the unit is tipped over.
- Place space heaters at least 3 feet from any combustible furnishings - (drapes, rugs or other non fire retardant items)

Did You Know -

The U.S. Consumer Product Safety Commission estimates that more than 25,000 residential fires every year are associated with the use of room (space) heaters.

MAYOR ASKS MDHA TO LEAD RIVERFRONT REDEVELOPMENT

Capital budget to include first phase of funding

NASHVILLE, Tenn. – Mayor Karl Dean announced today that he has asked the Metropolitan Development and Housing Agency (MDHA) to oversee the redevelopment of the riverfront in downtown Nashville.

“The Cumberland River should be a focal point of our city,” Dean said. “I know MDHA, working with Metro Parks, will be able to guide a comprehensive plan that will integrate the improvement and expansion of Riverfront Park with other redevelopment projects along the river and downtown.”

MDHA has appointed Ed Owens to serve as the waterfront redevelopment director for the agency. Owens has worked for the past 10 years as a principal at Gresham Smith and Partners in charge of Planning and Urban Design. Prior to that, he served as manager of the Current Planning and Design Division for the Metropolitan Planning Department from 1980 to 1998.

Chris Koster, riverfront development director for Metro Parks, will continue to oversee the Parks portion of the redevelopment plan.

Funding to begin the first phase of riverfront redevelopment will be included in the capital spending plan, which is expected to be presented to the Metro Council later this month.



Photo courtesy of Gary Layda—gary.layda@nashville.gov

The plan to redevelop Nashville's riverfront is the result of 16 months of extensive public involvement and dialogue. The plan envisions a redeveloped waterfront as a recreational, environmental, and economic development asset, and includes such public features as new parkland and play spaces, greenways, boardwalks, piers and docking facilities, integrated with significant mixed-use development.

Nashville's Riverfront Plan was completed in February 2007 by Hargreaves Associates, a Cambridge, Mass.-based consulting firm that designed waterfront projects in Chattanooga, Knoxville and Louisville, among others. The study was funded by the U.S. Army Corps of Engineers and Metro Parks and Recreation in partnership with the Nashville Civic Design Center.

SEWER-SAFE TREES ROOTING ENVIRONMENT CRITICAL (Part II)

By Brett West, MTAS
Wayne Clatterback, UT, Forestry, Wildlife and Fisheries

The rooting environment strongly affects root growth. Roots tend to proliferate where essential resources are concentrated. To discourage root invasion of the lines, create an environment for optimal tree root growth as far from the sewer line as possible.

Trees should be planted in large pits. Dig up as large an area as possible to provide a good rooting environment. The soil in these pits should be loosened to provide good drainage and root growth. Add organic amendments as well as lime and fertilizer to create a root zone that is concentrated with "essential resources."

Obtain a soil test to determine the nutrient needs of your rooting environment. Adverse soil conditions may be created near the pipes to discourage root growth in these areas. Root barriers are often used to protect curbs and sidewalks from root damage. In these cases vertical barriers direct roots downward, away from the surface infrastructure, although roots are persistent and can actually grow under and around barriers if water and nutrients are available. Root barriers could be placed above or around sewer pipes at installation. Otherwise, root barriers are expensive and difficult to install once the sewer lines are in place.



Ginkgo, an ancient tree, is slow growing, but provides wonderful shade and color for your lawn while keeping your sewer lines safe.

Frequently, certain types of landscape fabric are used to protect drainpipes and leach lines from root intrusion, but this may not be practical in municipal sewer lines. Some products contain slow-release chemicals that prevent root growth. Other root barriers would include very compact layers of soil; chemical layers such as sulfur, sodium, zinc, borate, salt or herbicides; air gaps using large stones; and solid barriers like plastic, metal and wood. Each of these barriers can be effective in the short term, but long-term results are difficult to guarantee.

Many of the chemical barriers (especially salts which can be absorbed by the tree in excessive amounts) can be harmful to tree health, causing the tree to decline or die. Most of the literature on the issue of root intrusion into sewer lines recommends improving the integrity of the sewer lines. This is easy to say and expensive to accomplish. But as work is performed on the pipes, especially when making taps and installing service lines, quality, watertight construction is of premier importance. In certain areas, wrapping pipelines in a barrier fabric may be the best solution. In spite of all we do in an attempt to avoid root intrusion, totally avoiding it may not be possible. Trees are tenacious survivors that will seek resources wherever and however they exist, even in adverse environments.



Golden Raintrees work well in urban environments and are sewer-safe

12th Annual Metro Codes Charity Golf Tournament

Play Day

Saturday October 18, 2007

7:30 a.m. Registration

8:00 a.m. Shotgun Start

Four-man Scramble—2 Flights

Teams selected by "Luck of the Draw"

Fees

\$60.00 entry fee includes

green fees, cart, lunch and prizes!

JOIN US FOR THE DAY !

Sign up

Sponsors and teams make checks payable to:

F.A.M.C. and mail to:

Jim Winchester

863 Granada Avenue

Nashville, TN 37206

SPONSORSHIP TITLE & NAME:

Sponsor Type: _____

Name _____

Address _____

City _____ State _____ Zip _____

Telephone Number _____

E-mail Address: _____

PLAYERS @ \$60.00 each:

The 12th Annual Metro Codes Charity Golf Tournament will be held on October 18th at the Ted Rhodes Golf Course. This year will again be a 4 person scramble with teams made up on a blind-draw. The \$60 entry fee includes greens fee, cart, great lunch, & more prizes.

Registration begins at 7:30 a.m. with a Shotgun Start at 8:00 a.m. Various sponsorships will be available.

Last year's tournament, through the support of 128 golfers and 99 sponsors, resulted in a record \$24,000 being donated to the Easter Seals Camp, Miriam's Promise and Harris-Hillman School, through the Metro Employees Consolidated Charities Campaign (MECCC).

We look forward to this year's event and to surpassing last year's donations to the local charities.

Below: Golfers begin to "saddle-up" as they get ready for the Shotgun Start.



**SATURDAY
OCTOBER 18, 2008**

**TED RHODES GOLF COURSE NASHVILLE
1901 ED TEMPLE BLVD.
NASHVILLE, TENNESSEE**

Department of Codes & Building Safety

Metro Office Building
800 2nd Ave., South
Nashville, TN 37210
615-862-6590 / Fax 862-6593

Mayor - Karl F. Dean

Director - Terrence Cobb
Asst. Director - Bill Penn
Office Hours: Mon-Fri / 7:30-4:00



Terry Cobb and Bill Penn welcome your feedback on our e-newsletter. Please send your comments to [Bill Penn](mailto:bill.penn@nashville.gov), at bill.penn@nashville.gov Assistant Director, Property Standards Div , 862-6590

PASS IT ON!

Pass the word about our newsletter! We would be honored if you would share our newsletter with your colleagues and co-workers. If anyone would like to sign up to receive it themselves, they just need to send us their email, and we will be happy to "Pass It On" to them.



For information regarding accessibility, please contact Manley Biggers at (615) 862-6521 or fax (615) 862-6499. He can also be reached at: manley.biggers@nashville.gov